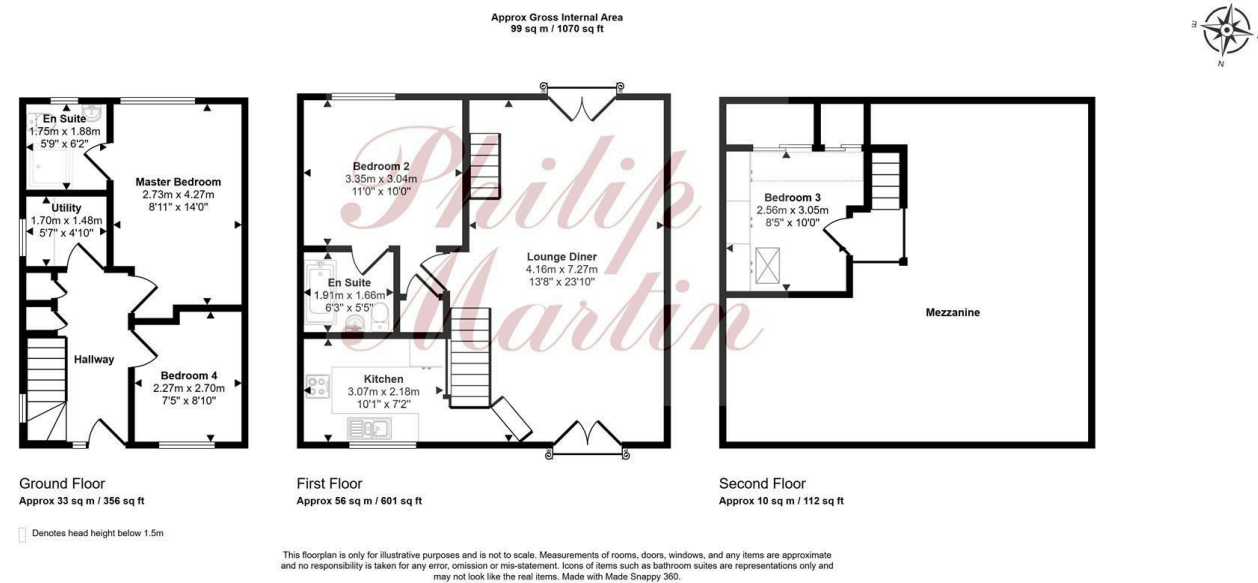


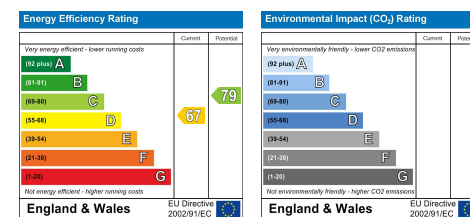
CITY OF TRURO



KEY FEATURES

- Stylish modern TOWNHOUSE
- Accommodation over 3 floors
- Dressing room/study
- Fitted kitchen and separate utility
- Enclosed rear courtyard garden
- Close city centre
- 3 bedrooms (2 ensuite)
- Spacious main reception room
- Underfloor gas c/heating and double glazing
- Private parking space

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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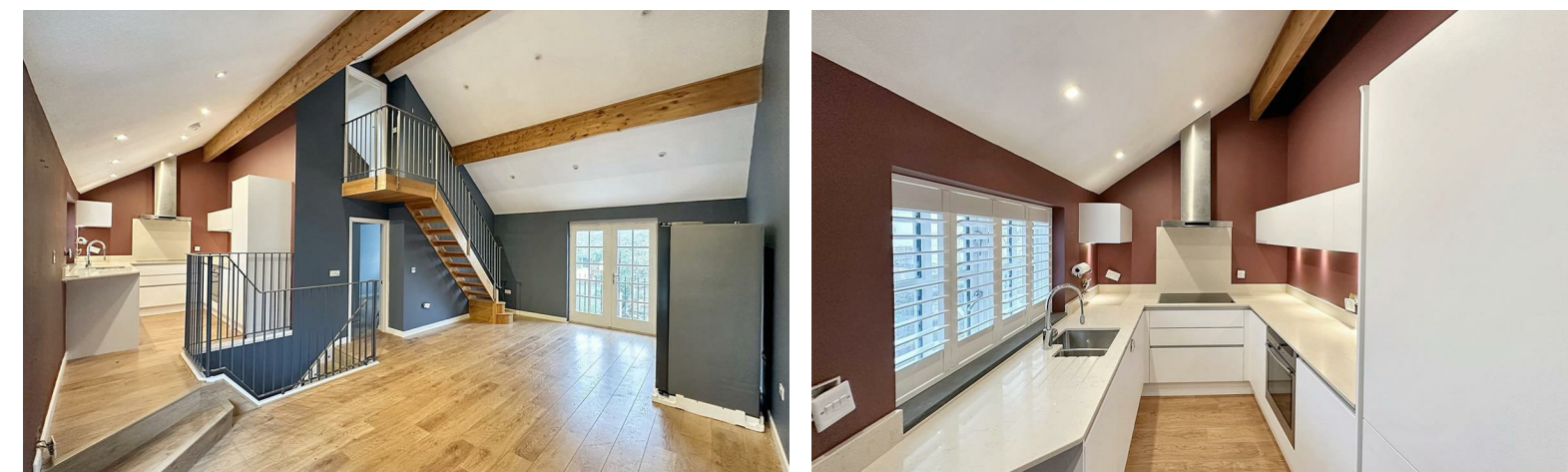
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YEW TREE HOUSE, 3 BARRACK LANE, TRURO, TR1 2DW
COACH-HOUSE STYLE TOWNHOUSE CLOSE CITY CENTRE

A very stylish modern property skilfully designed to blend with the vernacular buildings of the neighbouring dwellings in Barrack Lane. Larger than might be immediately apparent with accommodation arranged over three floors. 3 bedrooms (2 with ensuite facilities), dressing room, spacious open plan vaulted sitting/dining room, fitted kitchen and utility. Underfloor gas fired central heating and double glazing. Rear enclosed paved courtyard. private parking space. Freehold. EPC Band - D. Council Tax Band - D.

PRICE GUIDE £435,000

GENERAL REMARKS AND LOCATION

This is a very attractive modern property designed specifically to blend with the former coach-houses directly fronting Barrack Lane to the rear of the large regency houses known as Strangways Terrace. The lane frontage of the building has natural stone and tile hung elevations with small pane casement double glazed windows and incorporates a vehicular under-passage giving access into a courtyard for parking at the rear. It is arguably a much larger building than might be immediately apparent with the accommodation arranged over three floors.

The property is accessed from the private enclosed rear courtyard garden which leads into a hallway with two bedrooms (one ensuite) and a utility room. From the hallway stairs rise to the first floor directly into a spacious living room and with a short flight of steps leading up to a fitted kitchen. Also on this floor there is the principal bedroom with ensuite bathroom. From the main reception room a further staircase rises to the second floor and into a room either for use as a dressing room or perhaps a study. There is gas fired under-floor central heating and all windows are double-glazed.

Barrack Lane is set within the designated Conservation Area at the top of Lemon Street and approached alongside the impressive Lander monument. It is a very desirable residential location, notably quiet and away from the main traffic flow and yet very convenient for access to the shops and facilities of Truro City centre.

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Stable door opening into:

HALLWAY

with illuminated stairs to the first floor with wrought iron balustrade. Oak flooring and understair fittings including cloak cupboard, boiler cupboard with gas fired boiler and cupboard with electricity meters.

BEDROOM 2

14' x 9' (4.27m x 2.74m)

with modern slatted shutters to front elevation window. Ensuite SHOWER ROOM being fully slate tiled and with suite comprising shower cubicle with rainhead shower fitting, vanity wash basin and wc. Ladder-rack radiator and extractor fan.

BEDROOM 3

9' x 7'6" (2.74m x 2.29m)

with slatted window shutters.

UTILITY

5'8" x 4'10" (1.73m x 1.47m)

with fitted work surface shelf, wall mounted cupboard and plumbing facility for washing machine.

FIRST FLOOR

SITTING AND DINING ROOM

23'9" x 15'2" (7.24m x 4.62m)

a magnificent vaulted reception room with twin doors doors opening to both front and rear elevations, each with juliet balcony. The wrought iron balustrading to the



main staircase plus steps to the kitchen and stairs up to the second floor is a feature. Oak flooring and multi inset lights.

KITCHEN

10'3" x 7' (3.12m x 2.13m)

beautifully arranged in a theme of white and comprising ample base cupboards, pan drawers, wall mounted storage cupboards and marble worktops with one and a half sink and drainer inset. Integral appliances include electric oven, ceramic 5 ring hob and extractor over. Integral fridge and freezer.

PRINCIPAL BEDROOM

15'8" x 11' inc bathroom (4.78m x 3.35m inc bathroom) with slatted window shutters to the front elevation. Built in shelved cupboard. Ensuite BATHROOM fully tiled in slate and incorporating large fitted mirror. Fitted with suite comprising bath with shower, vanity wash basin and wc. Illuminated recess, ladder-rack radiator and extractor fan.

SECOND FLOOR

DRESSING ROOM/STUDY

11'3" x 10' (to back of fitted wardrobes) (3.43m x 3.05m (to back of fitted wardrobes))

with a range of fitted wardrobes along one wall having easy-close doors and internally fitted with shelving, drawers and hanging rail. Access also to eaves storage space.

OUTSIDE

At the rear of the house there is an enclosed stone walled courtyard garden which has been paved for low maintenance and shielded from the common entrance by

a high trellis fence and pedestrian gate. Beyond the courtyard there is a private parking space for one vehicle.

As previously mentioned the building incorporates an open archway which is a common vehicular entrance for access to the private parking space and adjacent parking space for neighbours.

SERVICES

Mains water, electricity, gas and drainage believed to be connected.

NB. The electrical circuit, gas central heating system and appliances have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Barrack Lane is directly approached at the top of Lemon Street alongside the Lander monument. Yew Tree House will be easily located a little way down on the left hand side.